

OWNER/DEVELOPER
 Icon Development & Construction
 1969 Willamette Falls Drive, Suite 260
 West Linn, Oregon 97068
 Ph: 503-657-0406, office
 Ph: 503-655-5991, fax

PLANNING
 Rick Givens
 18680 Sunblaze Drive
 Oregon City, Oregon 97045

GEOTECHNICAL
 GeoPacific
 14835 SW 72nd Avenue
 Portland, Oregon 97224

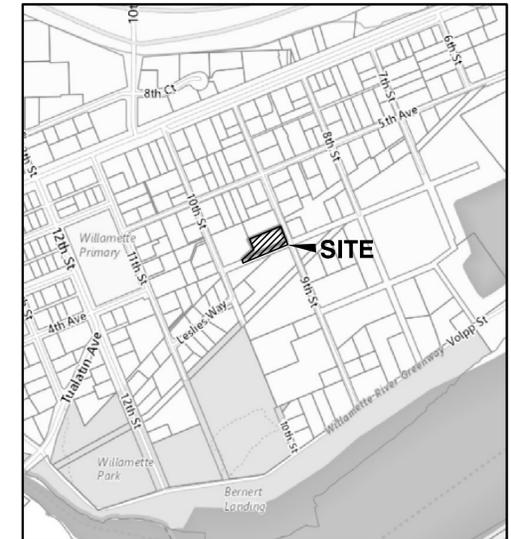
ENGINEER
 Bruce D. Goldson, PE
 Theta, LLC
 PO Box 1345
 Lake Oswego, Oregon 97035
 Phone 503-481-8822

SURVEYOR
 James Brown, PLS
 Centerline Concepts, Land Surveying, Inc.
 19376 Molalla Ave Suite 120
 Oregon City, Oregon 97045
 Phone 503-650-0188

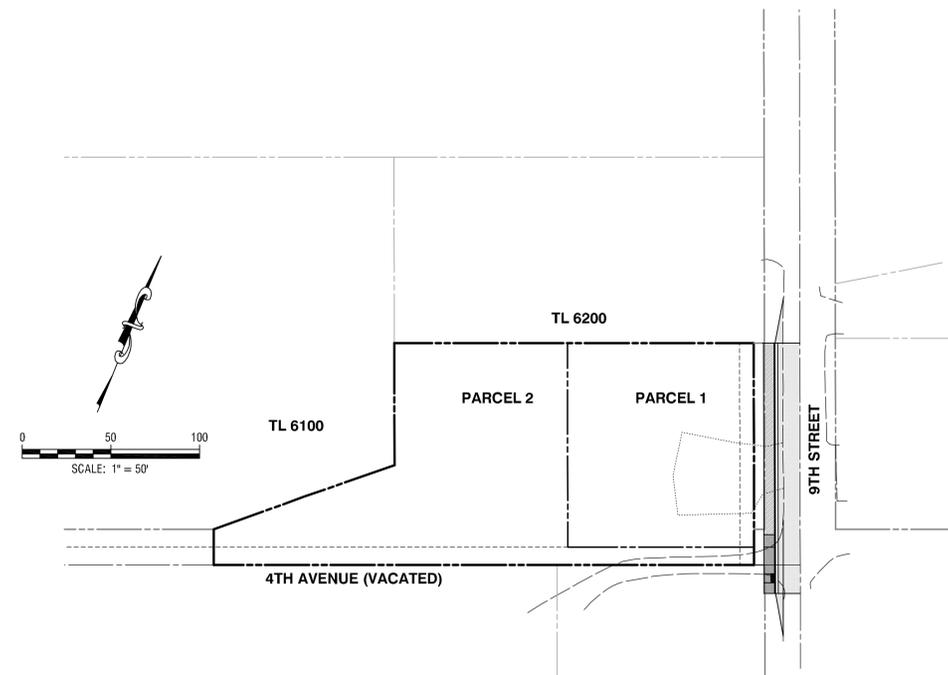
APPROVED FOR CONSTRUCTION
 BY CITY OF WEST LINN
 This approval is only for general
 conformance with the design concept
 and general compliance with
 applicable codes and requirements
 and shall not be construed as
 relieving the Design Engineer of full
 responsibility for accuracy and
 completeness of the drawings. This
 plan review approval does not
 prevent the City from requiring
 further code corrections in the field.

APPROVED
 By Maryna Asuncion at 4:18:52 PM, 07/08/2022

1310 9TH STREET PARTITION WEST LINN, OREGON PROJECT NO. MIP 21-02



VICINITY MAP
 SCALE: NTS



LEGEND	
	CONIFEROUS TREE
	DECIDUOUS TREE
	EXISTING UTILITY POLE
	EXISTING MAILBOX
	EXISTING SANITARY MANHOLE
	EXISTING CLEANOUT
	EXISTING WATER VALVE
	EXISTING WATER METER
	PROPOSED STORM MANHOLE
	PROPOSED STORM CATCH BASIN
	PROPOSED WATER METER
	PROPOSED STREET LIGHT
	DECIDUOUS TREE TO BE REMOVED
	STREET TREE
	RIPRAP
	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY LINE
	EXISTING STORM LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD POWER
	EXISTING GAS
	EXISTING TELEPHONE
	EXISTING GRAVEL
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED CURB
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED AC PAVEMENT
	PROPOSED MILL/OVERLAY
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED CONSTRUCTION ENTRY
	PROPOSED SILT FENCING
	EXISTING ROCK WALL

UTILITY PROVIDERS

WATER/STORM/SEWER
 City of West Linn
 Contact: Erich Lais
 Phone: 503-722-3435
 Email: elais@westlinnoregon.gov

POWER
 Portland General Electric
 Contact: Andrew Rollstin
 Phone: 503-736-5418
 Email: andrew.rollstin@pgn.com

GAS
 Northwest Natural
 Contact: Brian Kelly
 Phone: 503-2200-2427
 Email: brian.kelly@nwnatural.com

CABLE
 Centurylink
 Contact: Sean Kiger
 Phone: 503-242-2828
 Email: sean.kiger@centurylink.com
 Comcast
 Contact: Ken Parris
 Phone: 503-596-3811
 Email: parris@cable.comcast.com

SHEET INDEX

- 1.0 COVER
- 2.0 EXISTING CONDITIONS
- 3.0 GENERAL NOTES AND CONDITIONS OF APPROVAL
- 4.0 STREET PLAN
- 5.0 UTILITY PLAN
- 6.0 STREET AND UTILITY PROFILES
- 7.0 GRADING AND EROSION CONTROL PLAN
- 8.0 PRELIMINARY PLAT
- D-1 STANDARD DETAILS
- D-2 STANDARD DETAILS



EXPIRES: 06/30/2023
 SIGNATURE DATE: 06/21/2022

COVER

2014-129X

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 50'	05/25/2022	2	ADJUSTMENTS PER CITY
DATE: April, 2022	05/16/2022	1	REQUESTED REDLINE CHANGED FROM WEST LINN
FILE: 9th Street 129X Civil1	DATE	NO.	REVISION

Theta, llc
 ENGINEERING - SURVEYING - PLANNING
 PO Box 1345
 Lake Oswego, Oregon 97035
 503/481-8822
 email: thetaeng@comcast.net

Icon Construction & Develoment, LLC
 1969 Willamette Falls Dr., Suite 260
 West Linn, OR 97068
 PH: (503) 657-0406

1310 9th Street
 West Linn, Oregon
 31E02AB06300

SHEET:
1.0

EXISTING CONDITIONS MAP

LOCATED IN THE
N.E. 1/4 SECTION 2, T.3S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
APRIL 27, 2021 SCALE 1"=20'

SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NAVD 88.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 2020-151, RECORDS OF CLACKAMAS COUNTY.

NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

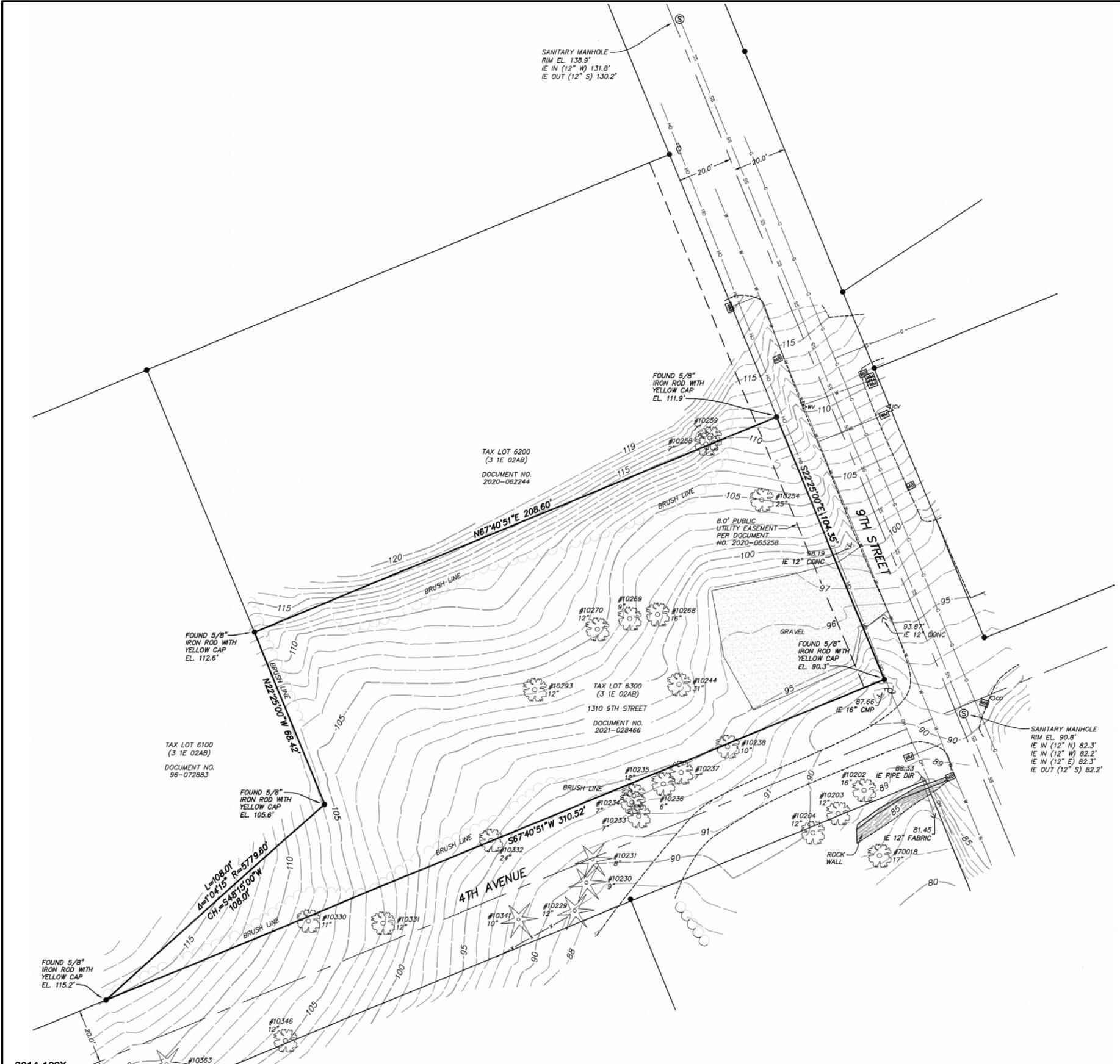
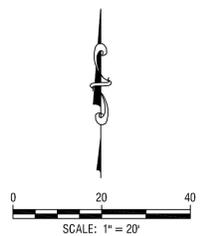
FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NUMBER 7019-3721783, DATED APRIL 13, 2021 AS PROVIDED HAS BEEN USED AND REFERENCED IN PREPARATION OF THIS MAP. PLEASE REFER TO THIS DOCUMENT FOR DESCRIPTIONS OF EXCEPTIONS TO TITLE INSURANCE.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY ONE CALL TICKET NUMBER 21093075 DATED APRIL 20, 2021. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

LEGEND:

Some Symbols shown may not be used on map

- | | | |
|----------------------------|----------------------------|-------------------------|
| 12" DECIDUOUS TREE | STORM SEWER MANHOLE | STP TRAFFIC SIGNAL POLE |
| 24" EVERGREEN TREE | CATCH BASIN | UTILITY POLE |
| STORM SEWER MANHOLE | CURB INLET | LIGHT POLE |
| CATCH BASIN | AREA DRAIN | GUY WIRE |
| CURB INLET | DITCH INLET | ELECTRIC BOX |
| AREA DRAIN | SANITARY SEWER CLEANOUT | ELECTRIC METER |
| DITCH INLET | SANITARY SEWER MANHOLE | TRANSFORMER |
| SANITARY SEWER CLEANOUT | WATER MANHOLE | ELECTRIC RISER |
| SANITARY SEWER MANHOLE | WATER METER | HEAT PUMP |
| WATER MANHOLE | WATER VALVE | GATE POST |
| WATER METER | HOSE BIB | CABLE TV BOX |
| WATER VALVE | IRRIGATION CONTROL VALVE | CABLE TV RISER |
| HOSE BIB | GAS VALVE | OVERHEAD LINE |
| IRRIGATION CONTROL VALVE | GAS METER | GAS LINE |
| GAS VALVE | MAILBOX | ELECTRICAL LINE |
| GAS METER | UTILITY RISER | COMMUNICATIONS LINE |
| MAILBOX | UTILITY BOX | SANITARY SEWER LINE |
| UTILITY RISER | TELEPHONE MANHOLE | STORM DRAIN LINE |
| UTILITY BOX | TELEPHONE RISER | WATER LINE |
| TELEPHONE MANHOLE | STORM OUTFALL | FENCELINE |
| TELEPHONE RISER | SIGN | HANDRAIL |
| STORM OUTFALL | BOLLARD | CONCRETE SURFACE |
| SIGN | FOUND MONUMENT | ASPHALT SURFACE |
| BOLLARD | DOWN SPOUT TO STORM SYSTEM | |
| FOUND MONUMENT | | |
| DOWN SPOUT TO STORM SYSTEM | | |



SIGNED ON: 14 APR 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 13, 2004
TOBY G. BOLDEN
 60377LS
 RENEWS: DECEMBER 31, 2021

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

EXISTING CONDITIONS

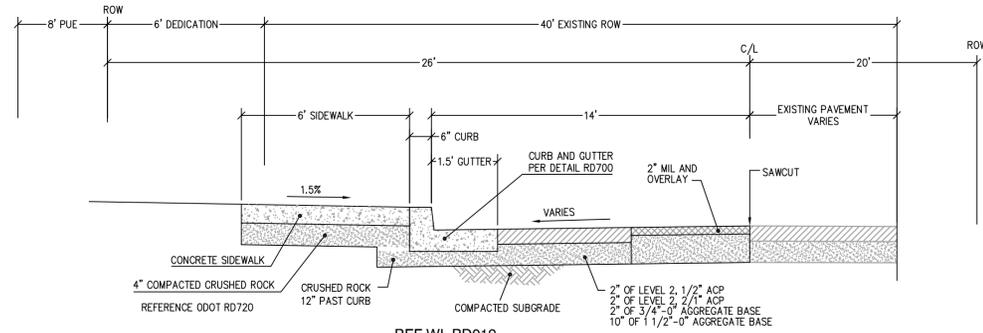
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DRAWN: BJS			
SCALE: N/A			
DATE: April, 2022	05/16/2022	1	REQUESTED REDLINE CHANGED FROM WEST LINN
FILE: 9th Street 129X Civil1	DATE	NO.	REVISION

Theta, llc
 ENGINEERING - SURVEYING - PLANNING
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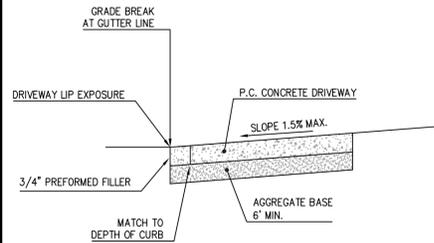
1310 9th Street
 West Linn, Oregon
 31E02AB06300

SHEET:
2.0



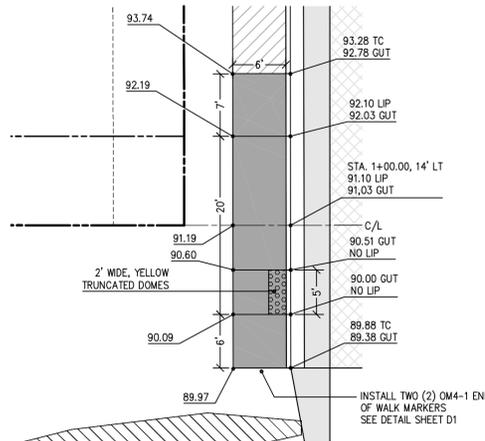
REF WL RD012
9TH STREET
TYPICAL SECTION
 SCALE: NTS

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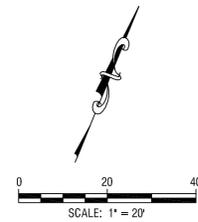
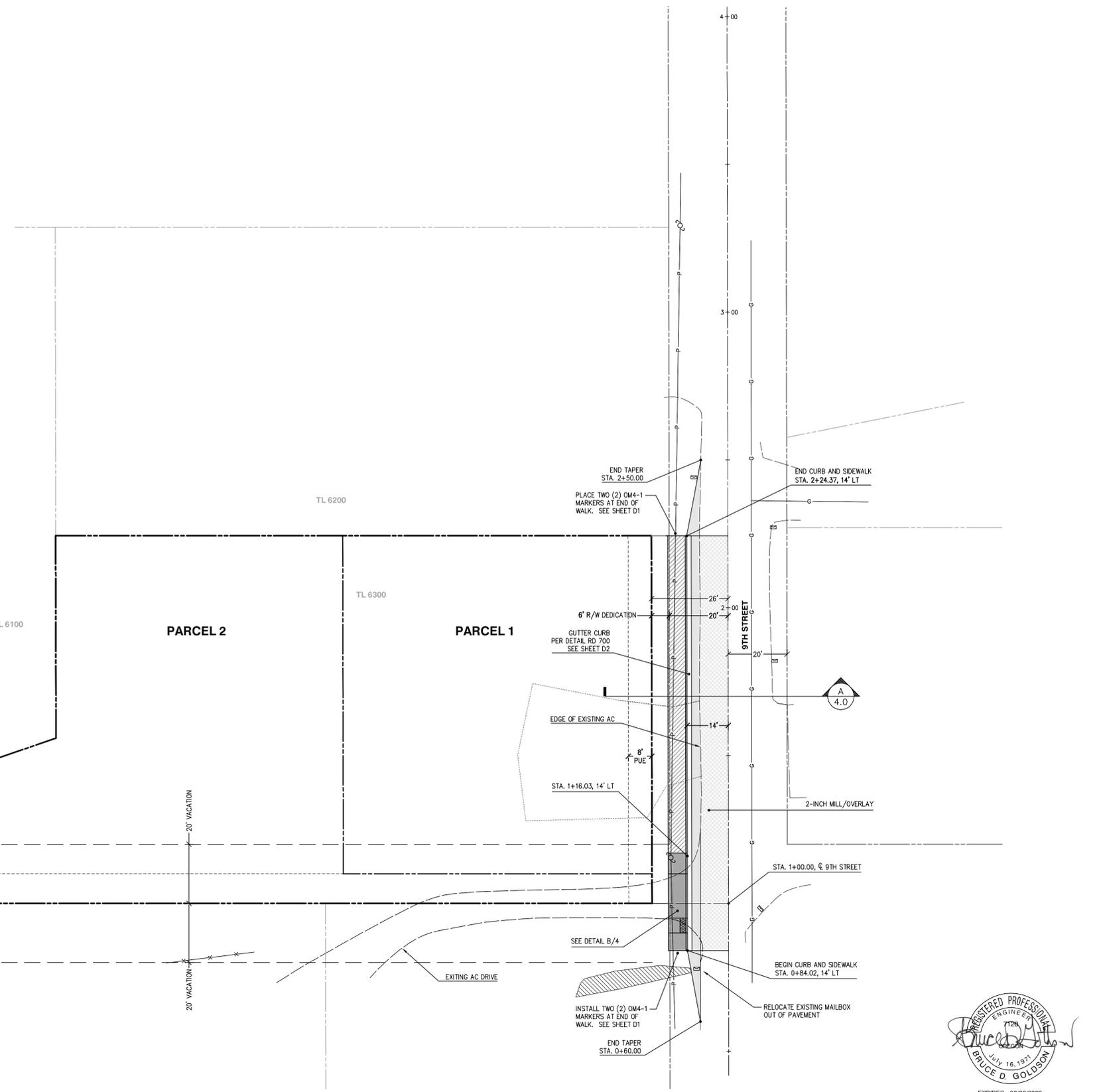
CONCRETE DRIVEWAY SECTION
 SCALE: NTS

C
 4.0



CONCRETE DRIVEWAY APPROACH
 SCALE: 1" = 10'

B
 4.0



EXPIRES: 06/30/2023
 SIGNATURE DATE: 06/21/2022

STREET PLAN

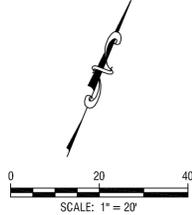
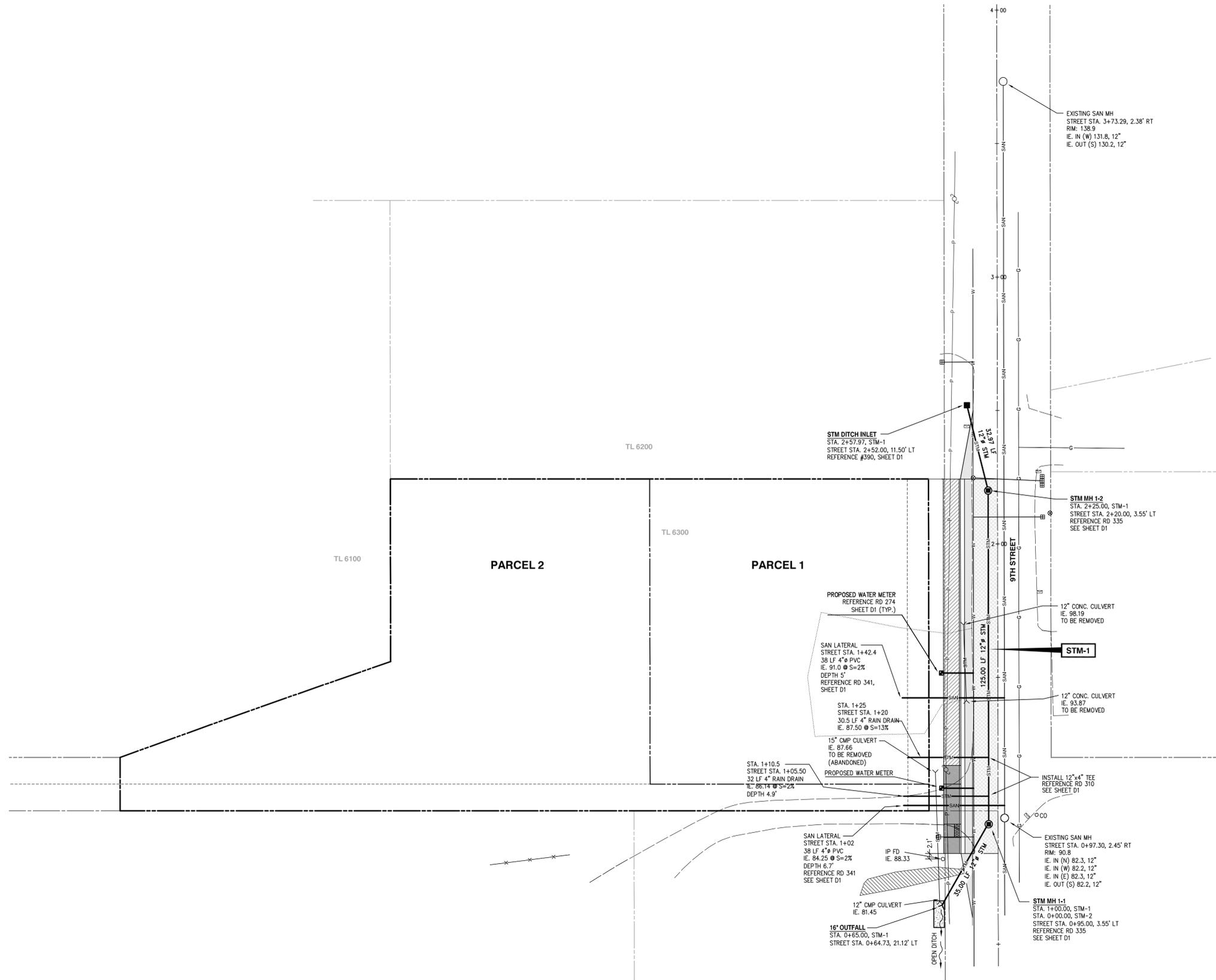
DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 20'	05/25/2022	2	ADJUSTMENTS PER CITY
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UTILITY PLAN

2014-129X

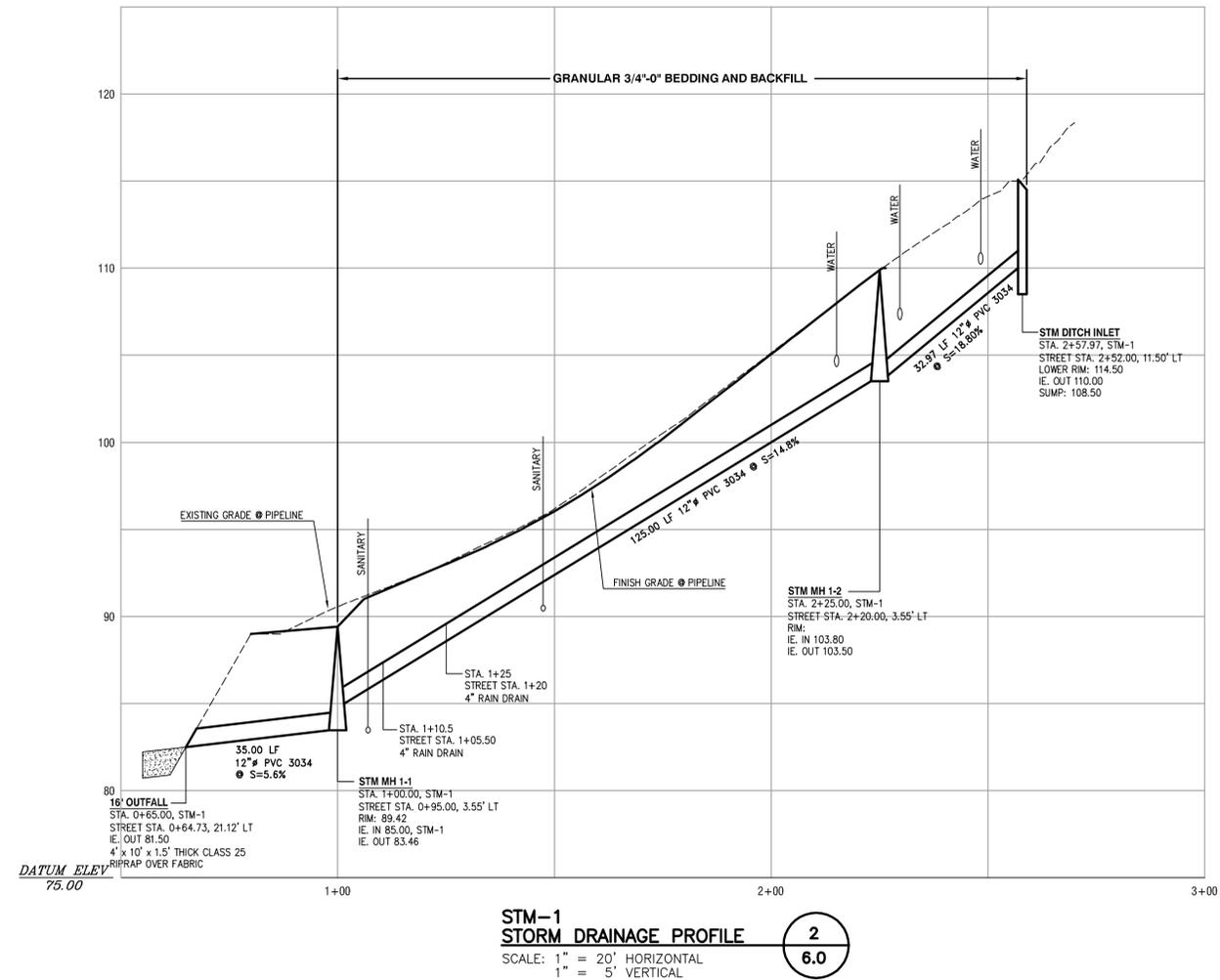
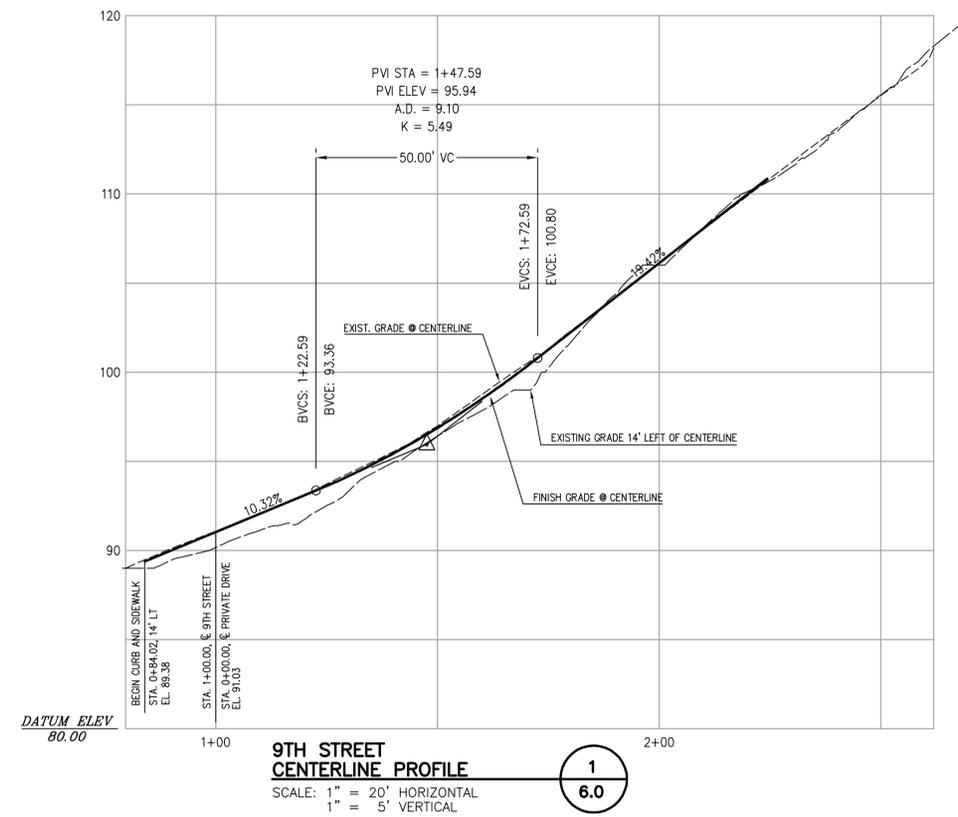
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DRAWN:	BJS		
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SHEET:
5.0



REGISTERED PROFESSIONAL ENGINEER
7126
BRUCE D. GOLDBOM
JULY 16, 1971

EXPIRES: 06/30/2023
SIGNATURE DATE: 05/14/2022

2014-129X

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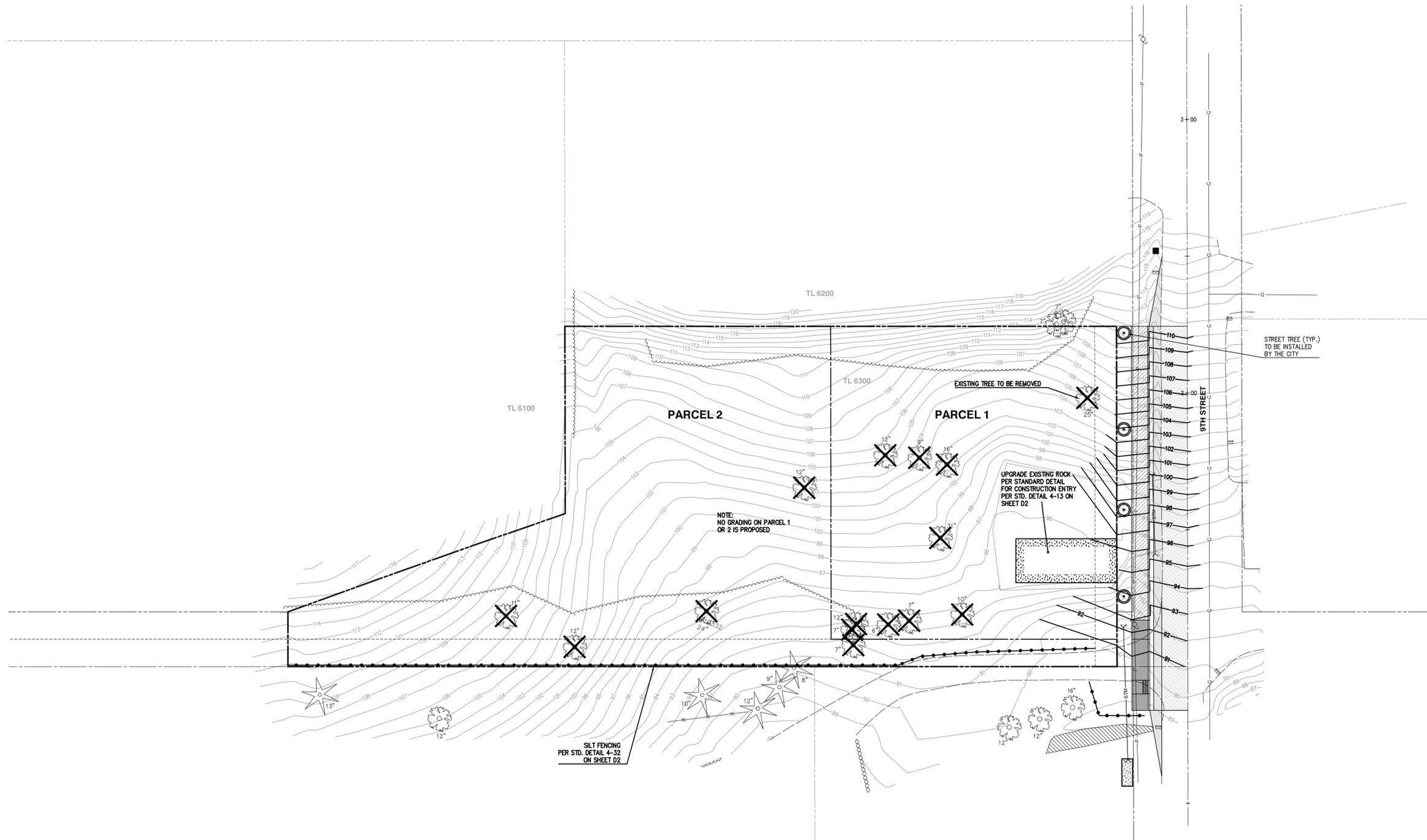
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SHEET:

6.0

STREET AND UTILITY PROFILE



EXPIRES: 06/30/2023
SIGNATURE DATE: 06/21/2022

GRADING AND EROSION CONTROL PLAN

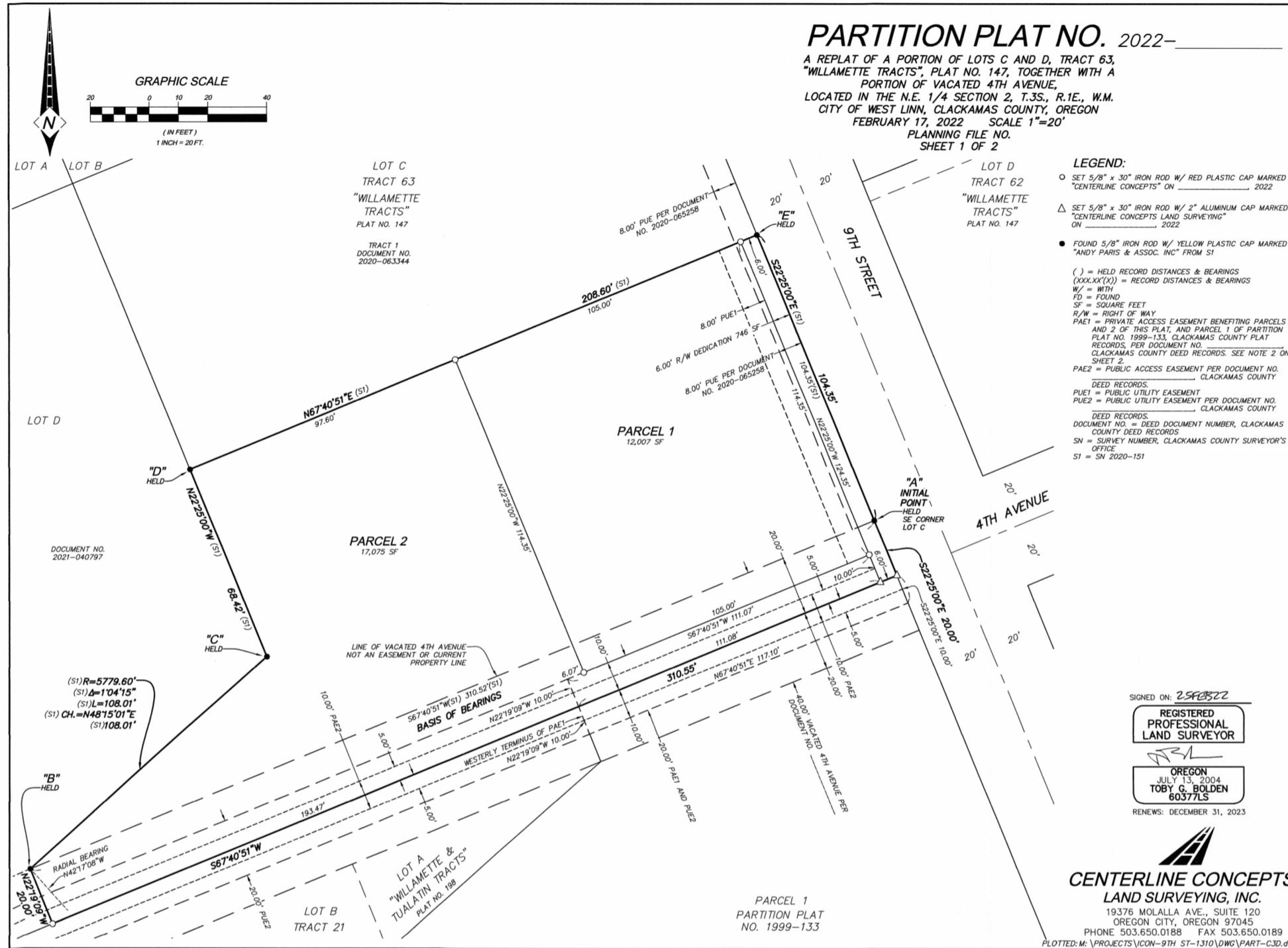
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SHEET:
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2014-129X

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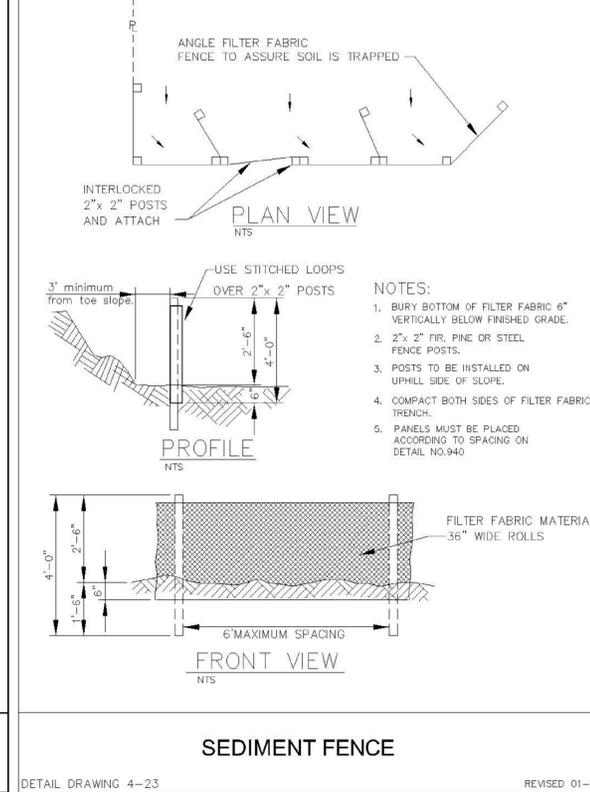
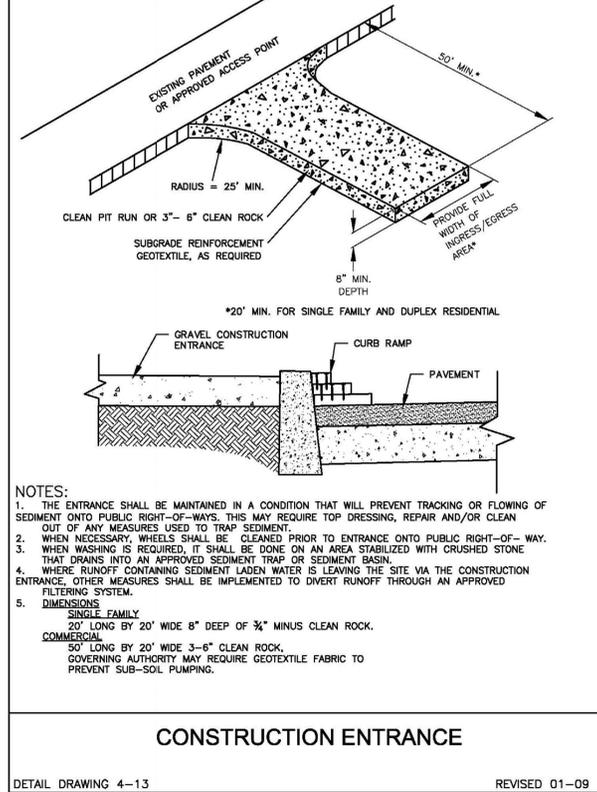
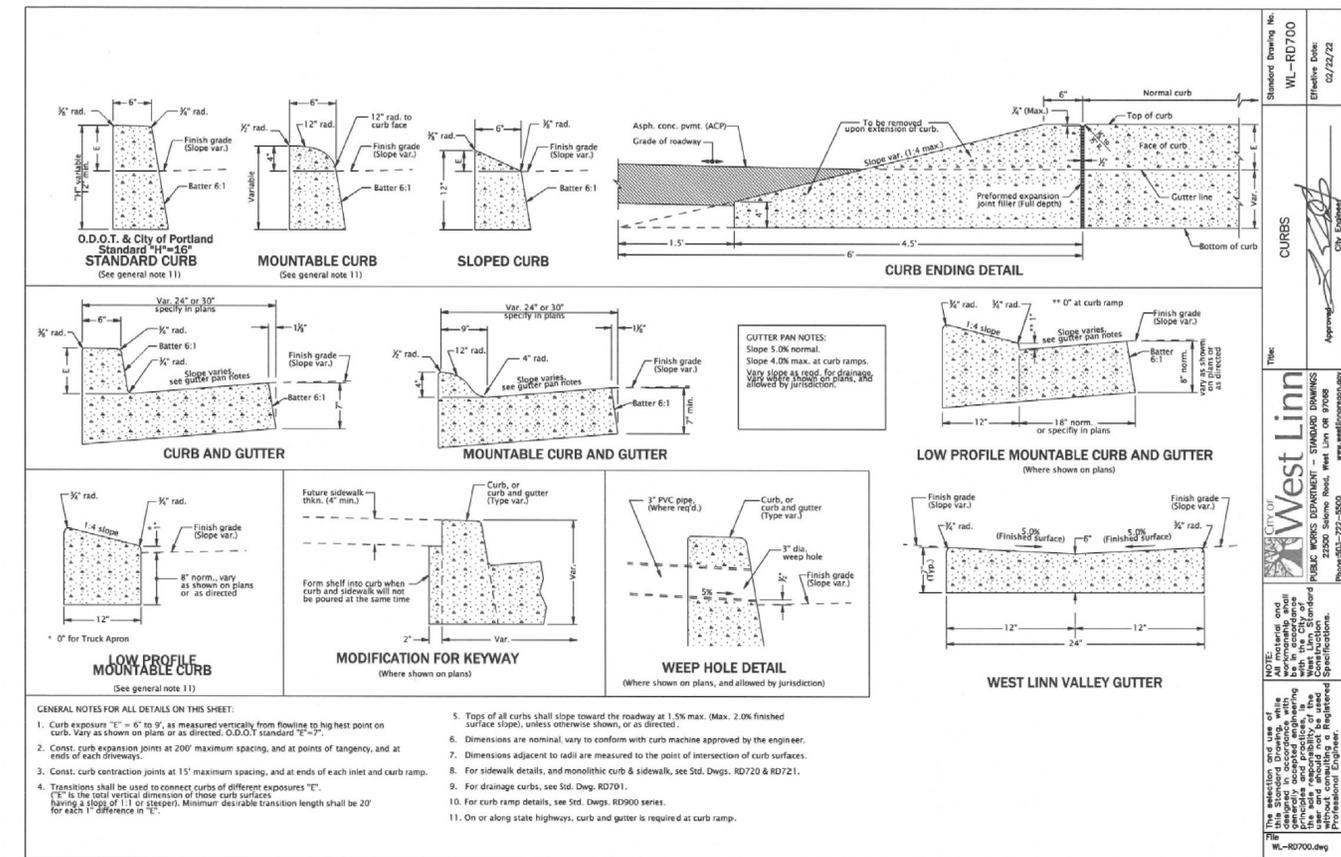
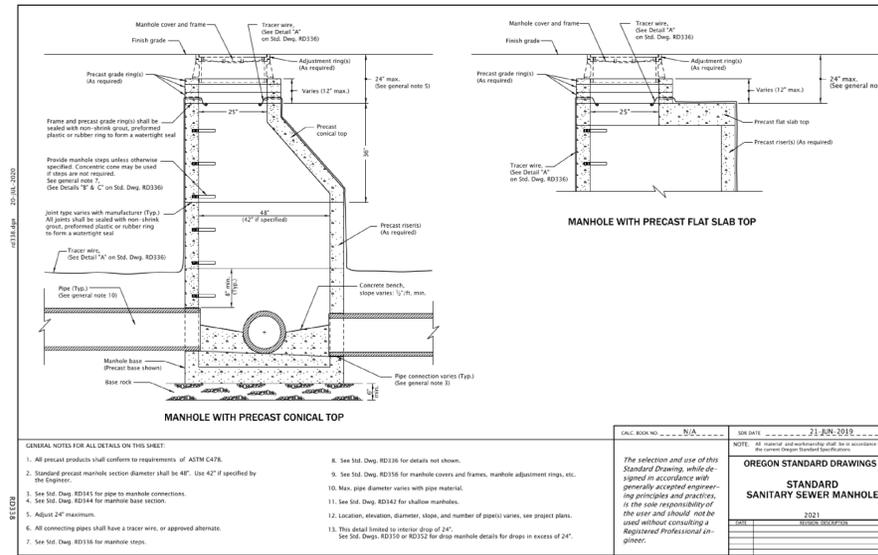
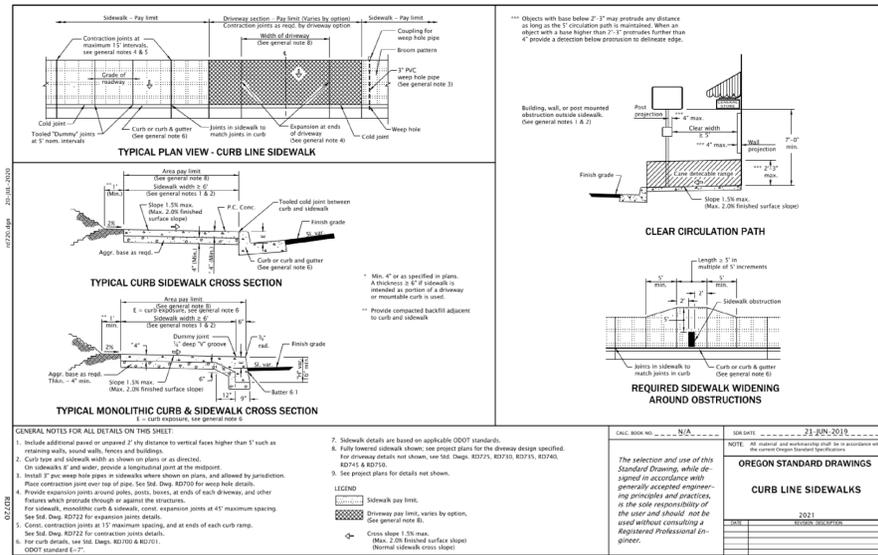
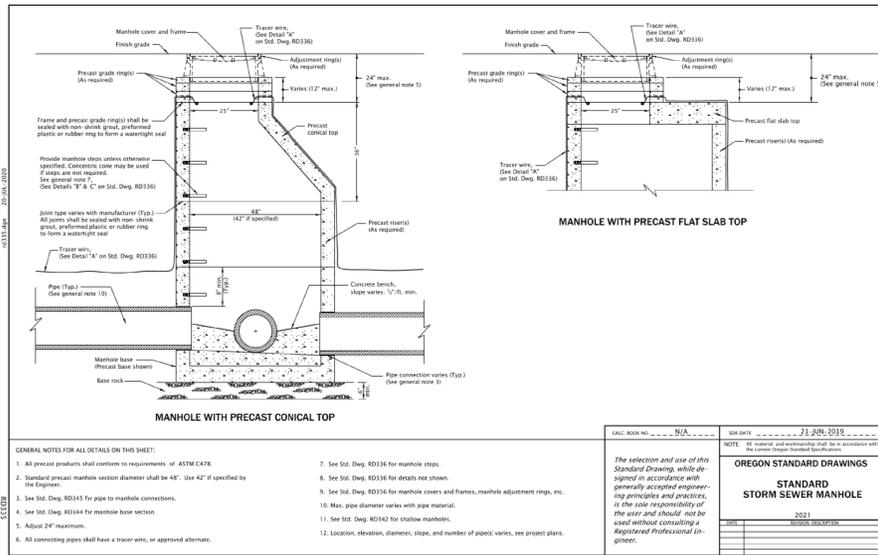
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SHEET:
8.0

PRELIMINARY PLAT



2014-129X

DESIGNED: BGD			
DRAWN: BJS			
SCALE: NTS			
DATE: April, 2022	05/16/2022	1	REQUESTED REDLINE CHANGED FROM WEST LINN
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SHEET:
D2

STANDARD DETAILS